



**CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS**

**Regular Meeting Agenda
Monday, January 13, 2014
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

This is a draft agenda.

The requested waivers are subject to change prior to the hearing.

A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 241-13

MDO

Applicant or Agent:	First Bank And Trust	
Property Location:	2619 St. Thomas Street	Zip:
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 7

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Proposed: 2,567 sq. ft. Waiver: 1,033 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Proposed: 28' 2" Waiver: 1' 10"

ITEM 2 – Docket Number: 242-13

MDO

Applicant or Agent:	Firstbank Assets, LLC	
Property Location:	2623 St Thomas Street	Zip: 70130
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel	Planning District: Planning District
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 8

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Proposed: 2,553 sq. ft. Waiver: 1,047 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Proposed: 28' 2" Waiver: 1' 10"

ITEM 3 – Docket Number: 243-13

MDO

Applicant or Agent:	Firstbank Assets, LLC	
Property Location:	2627 St. Thomas Street	Zip: 70130
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 9

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Provided: 2,541 sq. ft. Waiver: 1,059 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Provided: 28' 2" Waiver: 1' 10"

ITEM 4 – Docket Number: 246-13

SK

Applicant or Agent:	Michael L. Maristany	
Property Location:	7107 St. Charles Avenue	Zip: 70118
Bounding Streets:	St. Charles Ave., Audubon St., Hampson St., & Broadway St.	
Zoning District:	RS-1A Single-Family Residential District	
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 70
Proposed Use:	Single-Family Residence	Lot Number: 7, 8

Request Citation: This request is for variances from the provisions of Article 15, Sections 15.2.3 and 15.5.12 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the provision of off-street parking within a required front yard (corner side yard) within a carport to be located greater than zero feet (0') but less than three feet (3') from a rear property line, and with excessive prolongation from the front yard line of a property located to the rear of the site.

Requested Waivers:

Section 15.5.12(2) - Accessory Buildings - Rear Yards - Distance from Rear Property Line

Required: 0' or 3'	Proposed: 1'	Waiver: 2'
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Section 15.5.12(3) - Accessory Buildings – Corner Lots – Distance from Corner Side Property Line

Required: 20'	Proposed: 1'	Waiver: 19'
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Section 15.2.3 – Parking in Front Yards (Corner Side Yard)

Required: No parking spaces	Proposed: 2 spaces	Waiver: Waive standard
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ITEM 5 – Docket Number: 250-13

DS

Applicant or Agent: LNBC, LLC, and Cindy Pacaccio
Property Location: 131 W. Harrison Avenue **Zip:** 70124
Bounding Streets: W. Harrison Ave., Fleur De Lis Dr., 26th St., & Pontchartrain Bld.
Zoning District: LB-1 Lake Area Neighborhood Business District/ Lake Area Design Corridor
 Overlay District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 15
Proposed Use: Commercial Building **Lot Number:** 19, 20

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a commercial building with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 7 Spaces	Proposed: 6 Spaces	Waiver: 1 Space
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ITEM 6 – Docket Number: 251-13

DS

Applicant or Agent: LNBC, LLC, and Cindy Pacaccio
Property Location: 131 W. Harrison Avenue **Zip:** 70124
Bounding Streets: W. Harrison Ave., Fleur De Lis Dr., 26th St., & Pontchartrain Bld.
Zoning District: LB-1 Lake Area Neighborhood Business District/ Lake Area Design Corridor
 Overlay District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 15
Proposed Use: Commercial Building **Lot Number:** 19, 20

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a commercial building with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 7 Spaces	Proposed: 6 Spaces	Waiver: 1 Space
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C. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 7 – Docket Number: 254-13

Applicant or Agent: Lorelei Cropley, Jeanne F. Turnipseed, Daniel Harris, Diane Lease, Kenneth S. Witkowski, Howard Allen, Faubourg Marigny Improvement Association
Property Owner: Royal Franklin, LLC
Property Location: 2601-2603 Royal Street **Zip:** 70117
Bounding Streets: Royal St., Franklin Ave., Dauphine St., & Port St.
Zoning District: HMC-1 Historic Marigny/Tremé Commercial District/ Residential Diversity Overlay
Historic District: Faubourg Marigny/Tremé Local Historic **Planning District:** 7
Existing Use: Cocktail Lounge **Square Number:** 167
Proposed Use: Cocktail Lounge **Lot Number:** 1

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.



Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of a permit for live entertainment at a cocktail lounge.

ITEM 8 – Docket Number: 255-13

Applicant or Agent: Denis P. Vamvoras
Property Location: 6950-6952 Milne Boulevard **Zip:** 70124
Bounding Streets: Milne Blvd., Mouton St., Wuerpel St., & Walker St.
Zoning District: LRS-1 Lakeview Single-Family Residential
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 60
Proposed Use: Two-Family Residence **Lot Number:** 31, 32

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.



Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming status.

D. BZA Dockets – New Business

ITEM 9 – Docket Number: 001-14

MDO

Applicant or Agent: Kyong A. Porter
Property Location: 1508 Filmore Avenue **Zip:** 70122
Bounding Streets: Filmore Ave., Paris Ave., Gardina St., & Perlita St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** F
Proposed Use: Single-Family Residence **Lot Number:** 16

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.1.7 (Table 4.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure in the required front yard area **(AFTER THE FACT)**.

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Requested Waiver:

Section 4.1.7 (Table 4.A) - Minimum Depth of Front Yard

Required: 20' Provided: 12' 10" Waiver: 7' 2"

ITEM 10 – Docket Number: 002-14

JET

Applicant or Agent: Carmelita Waterhouse
Property Location: 2623 Deslonde Street **Zip:** 70117
Bounding Streets: Law St., Deslonde St., Florida Ave., & Tennessee St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Single-Family Residence **Square Number:** 1460
Proposed Use: Single-Family Residence **Lot Number:** 7

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit off-street parking in the required front yard area.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Spaces Provided: 1 Space Waiver: 1 Space

ITEM 11 – Docket Number: 003-14

DIS

Applicant or Agent:	Alvin P. Howard	
Property Location:	543 Joseph Street	Zip: 70115
Bounding Streets:	Joseph St., Constance St., Octavia St., & Laurel St.	
Zoning District:	RD-4 Two-Family Residential District	
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 188
Proposed Use:	Single-Family Residence	Lot Number: 35

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit off-street parking in the required front yard area **(AFTER THE FACT)**.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Spaces	Provided: 1 Space	Waiver: 1 Space
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ITEM 12 – Docket Number: 004-14

MDO

Applicant or Agent:	Tequilla L Greenup	
Property Location:	5606 Lafaye Street	Zip: 70122
Bounding Streets:	Lafaye St., Mendez St., Eads St., & Prentiss Ave.	
Zoning District:	RS-2 Single-Family Residential District	
Historic District:	N/A	Planning District: 6
Existing Use:	Single-Family Residence	Square Number: 4406
Proposed Use:	Single-Family Residence	Lot Number: 3 & 4

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8(5) of the Comprehensive Zoning Ordinance.

Request: This request is to permit stairs to project more than six feet (6') into the required front yard area **(AFTER THE FACT)**.

Requested Waiver:

Section 15.5.8(5) - Front Yards (Stairs)

Permitted: 6'	Proposed: 12'	Waiver: 6'
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ITEM 13 – Docket Number: 005-14

SK

Applicant or Agent: Steven and Dian Goulet
Property Location: 416-418 New Orleans Hammond Hwy. **Zip:** 70124
Bounding Streets: Roy St., Hammond Hwy., Hay Pl., & Fleur de Lis Dr.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 25
Proposed Use: Single-Family Residence **Lot Number:** 31-36 Proposed 31-A

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to in conjunction with Subdivision Docket 123/13 to permit the creation of a lot with insufficient minimum lot area.

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Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.

ITEM 14 – Docket Number: 006-14

SK

Applicant or Agent: Steven and Dian Goulet
Property Location: 416-418 New Orleans Hammond Hwy. **Zip:** 70124
Bounding Streets: Roy St., Hammond Hwy., Hay Pl., & Fleur de Lis Dr.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 25
Proposed Use: Single-Family Residence **Lot Number:** 31-36 Proposed 33-A

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to in conjunction with Subdivision Docket 123/13 to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver: Section 9A.1.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.

ITEM 15 – Docket Number: 007-14

SK

Applicant or Agent:	Steven and Dian Goulet	
Property Location:	418 New Orleans Hammond Hwy.	Zip: 70124
Bounding Streets:	Roy St., Hammond Hwy., Hay Pl., & Fleur de Lis Dr.	
Zoning District:	LRS-1 Lakeview Single-Family Residential District	
Historic District:	N/A	Planning District: 5
Existing Use:	Vacant Lot	Square Number: 25
Proposed Use:	Single-Family Residence	Lot Number: 31-36 (Proposed 35-A)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to in conjunction with Subdivision Docket 123/13 to permit the creation of a lot with insufficient minimum lot area.

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Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.

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ITEM 16 – Docket Number: 008-14

CCM

Applicant or Agent:	Albertina C. Burgos	
Property Location:	883 Hidalgo Street	Zip: 70124
Bounding Streets:	Hidalgo St., Gen. Diaz St., Marshal Foch St., & Pontalba St.	
Zoning District:	LRS-1 Lakeview Single-Family Residential District	
Historic District:	N/A	Planning District: 5
Existing Use:	Two-Family Residence	Square Number: 9
Proposed Use:	Two-Family Residence	Lot Number: 31-32

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a covered porch that encroaches into the required rear yard area (**AFTER THE FACT**).

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Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard

Required: 20' Provided: 14' Waiver: 6'

ITEM 17 – Docket Number: 009-14

DG

Applicant or Agent:	Jacques J. Toledano	
Property Location:	216-218 Chartres Street	Zip: 70130
Bounding Streets:	Chartres St., Iberville St., Decatur St., & Bienville St.	
Zoning District:	VCC-2 Vieux Carré Commercial District	
Historic District:	Vieux Carré	Planning District: 1b
Existing Use:	Vacant Building	Square Number: 30
Proposed Use:	Mixed-Use (Retail and Multi-Family)	Lot Number: 26

Request Citation: This request is for variances from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the renovation of a vacant building into a mixed-use building with retail and thirteen dwelling units with excessive height and insufficient minimum lot area per dwelling unit.

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Requested Waivers:

Section 8.5.7 Table 8.D – Maximum Height from Grade

Required: 50' (63' 10" existing) Provided: 65' 2" Waiver: 1' 4"

Section 8.5.7 Table 8.D – Minimum Lot Area per Dwelling Unit Requirement

Required: 7,800 sq. ft. Provided: 4,862 sq. ft. Waiver: 2,938 sq. ft. (14%)

ITEM 18 – Docket Number: 010-14

GM

Applicant or Agent:	Eddie Talebloo	
Property Location:	1814 Magazine Street	Zip: 70130
Bounding Streets:	Magazine St., Hastings Pl., St. Mary St., & Felicity St.	
Zoning District:	B-1A Neighborhood Business District	
Historic District:	Lower Garden District	Planning District: 2
Existing Use:	Vacant Building	Square Number: 139
Proposed Use:	Mixed-Use (Retail and Multi-Family)	Lot Number: 6

Request Citation: This request is for a variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a vacant building into a mixed-use building with excessive floor area ration, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 5.5.7 (Table 5.E) - Maximum Floor Area Ratio

Required: 2.0 Provided: 2.5 Waiver: 0.5

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 13 Spaces Provided: 0 Spaces Waiver: 13 Spaces

Section 15.3.1 (Table 15.G) - Off-Street Loading

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

ITEM 19 – Docket Number: 011-14

EA

Applicant or Agent:	Andrew Santos	Zip:	70119
Property Location:	4833 Bienville Avenue	Bounding Streets:	Bienville St., N. Anthony St., Conti St., & N. Bernadotte St.
Zoning District:	RD-3 Two-Family Residential District	Historic District:	N/A
Existing Use:	Single-Family Residence	Planning District:	4
Proposed Use:	Single-Family Residence	Square Number:	615
		Lot Number:	8-A

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the addition onto an existing single-family residence causing insufficient minimum aggregate width of side yards.

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Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Aggregate Width of Side Yards

Required: 20% (6' 10") Provided: 5' 10" Waiver: 1'

ITEM 20 – Docket Number: 012-14

MDO

Applicant or Agent:	Charles A. Handler	Zip:	70117
Property Location:	1402 Poland Avenue	Bounding Streets:	Poland Ave., N. Villere St., Lesseps St., & N. Robertson St.
Zoning District:	RD-3 Two-Family Residential District	Historic District:	N/A
Existing Use:	Two Single-Family Residences	Planning District:	7
Proposed Use:	Two Single-Family Residences	Square Number:	592
		Lot Number:	6 & 7

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit two main uses on one lot of record.

Requested Waiver:

Section 1.4 - Location on a Lot

Required: 1 Main Use Provided: 2 Main Uses Waiver: 1 Main Use

ITEM 21 – Docket Number: 013-14

NJ

Applicant or Agent:	Bancroft Property Investments, LLC	
Property Location:	329 36th Street	Zip: 70124
Bounding Streets:	36th St., Seattle St., Center St., & Fleur de Lis Dr.	
Zoning District:	LRS-1 Lakeview Single-Family Residential District	
Historic District:	N/A	Planning District: 5
Existing Use:	Vacant Lot	Square Number: 0-6
Proposed Use:	Single-Family Residence	Lot Number: 30-34 (Proposed)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is to in conjunction with Subdivision Docket 113/13 to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,000 sq. ft.

Waiver: 1,000 sq. ft.

ITEM 22 – Docket Number: 014-14

DT

Applicant or Agent:	Develop Abundance, LLC, and New Orleans Redevelopment Authority	
Property Location:	2303 Deslonde Street 2302-2308 Tennessee Street	Zip: 70117
Bounding Streets:	Tennessee St., N. Tonti St., Deslonde St., & N. Dorgenois St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	Square Number: 1246-1290
Proposed Use:	Urban Farm	Lot Number: 60, 61, & 1-A

Request Citation: This request is for variances from the provisions of Article 4, Section 4.1.5 and Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an urban farm on less than five (5) acres, with insufficient minimum lot area, minimum lot width, minimum depth of front yard, minimum aggregate width of side yards, minimum width of a side yard, minimum width of a corner lot side yard, and minimum depth of rear yard.

Requested Waivers:

Section 4.1.5 - Farms

Required: 5 Acres Provided: 0.36 Acres Waiver: 4.64 Acres

Section 4.6.7 (Table 4.F)- Minimum Lot Area

Required: 20,000 sq. ft. Provided: 15,896 sq. ft. Waiver: 4,104 sq. ft.

Section 4.6.7 (Table 4.F)- Minimum Lot Width

Required: 100' Provided: 86' and 41' Waiver: 14' and 59'

Section 4.6.7 (Table 4.F)- Minimum Depth of Front Yard

Required: 20' Provided: 2' and 2' Waiver: 18' and 18'

Section 4.6.7 (Table 4.F)- Minimum Aggregate Width of Side Yards

Required: 20% Provided: 5.8% and 18.9% Waiver: 14.2% and 1.1%

Section 4.6.7 (Table 4.F)- Minimum Width of Side Yard

Required: 10' Provided: 3' Waiver: 7'

Section 4.6.7 (Table 4.F)- Minimum Width of a Corner Lot Side Yard

Required: 10' Provided: 2' and 4' 8" Waiver: 8' and 5' 4"

Section 4.6.7 (Table 4.F)- Minimum Depth of Rear Yard

Required: 20' Provided: 3' Waiver: 17'

ITEM 23 – Docket Number: 015-14

DT

Applicant or Agent:	Develop Abundance LLC and New Orleans Redevelopment Authority	
Property Location:	2241 Deslonde Street	Zip: 70117
Bounding Streets:	Deslonde St., N. Tonti St., Tennessee St., & N. Rocheblave St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	Square Number: 1095-1136
Proposed Use:	Urban Farm	Lot Number: D

Request Citation: This request is for variances from the provisions of Article 4, Section 4.1.5 and Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an urban farm on less than five (5) acres, with insufficient minimum lot area, minimum lot width, minimum depth of front yard, minimum aggregate width of side yards, minimum width of a side yard, minimum width of a corner lot side yard, and minimum depth of rear yard.

Requested Waivers:

Section 4.1.5 - Farms

Required: 5 Acres Provided: 0.11 Acres Waiver: 4.79 Acres

Section 4.6.7 (Table 4.F)- Minimum Lot Area

Required: 20,000 sq. ft. Provided: 4,896 sq. ft. Waiver: 15,104 sq. ft.

Section 4.6.7 (Table 4.F)- Minimum Lot Width

Required: 100' Provided: 36' Waiver: 64'

Section 4.6.7 (Table 4.F)- Minimum Depth of Front Yard

Required: 20' Provided: 10' Waiver: 10'

Section 4.6.7 (Table 4.F)- Minimum Aggregate Width of Side Yards

Required: 20% Provided: 11% Waiver: 9%

Section 4.6.7 (Table 4.F)- Minimum Width of Side Yard

Required: 10' Provided: 3' Waiver: 7'

Section 4.6.7 (Table 4.F)- Minimum Width of a Corner Lot Side Yard

Required: 10' Provided: 1' Waiver: 9'

Section 4.6.7 (Table 4.F)- Minimum Depth of Rear Yard

Required: 20' Provided: 3' Waiver: 17'

ITEM 24 – Docket Number: 027-14

DIS

Applicant or Agent: Arthur Booker, Jr.

Property Location: 1735 1St Street

Zip: 70113

Bounding Streets: 1st St., Philip St., Carondelet St., & Baronne St.

Zoning District: RM-4 Multiple-Family Residential District

Historic District: N/A

Planning District: 2

Existing Use: Single-Family Residence

Square Number: 244

Proposed Use: Single-Family Residence

Lot Number: B

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the reconstruction of a single-family residence with insufficient minimum depth of rear yard **(AFTER THE FACT)**.

Requested Waiver:

Section 4.12.7 (Table 4.I) - Minimum Depth of Rear Yard

Required: 15'

Provided: 3'

Waiver: 12'

E. Director of Safety and Permits Decision Appeals

ITEM 25 – Docket Number: 016-14

Applicant or Agent: Melanie M. Tompkins, Justin Schmidt
Property Location: 217-219 Bourbon Street **Zip:** 70112
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Dauphine St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 68
Proposed Use: T-Shirt Shop **Lot Number:** 5

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08814-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

ITEM 26 – Docket Number: 017-14

Applicant or Agent: 220-222 Bourbon Street LLC, Justin Schmidt
Property Location: 220-222 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 65
Proposed Use: T-Shirt Shop **Lot Number:** 11

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08811-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.

ITEM 27 – Docket Number: 018-14

Applicant or Agent: A, Khan Sadiq H, Justin Schmidt
Property Location: 1019 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines St.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08169-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

ITEM 28 – Docket Number: 019-14

Applicant or Agent: Rahim Rashkbar, Justin Schmidt
Property Location: 1015-1017 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08173-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

ITEM 29 – Docket Number: 020-14

Applicant or Agent: Bill C. Colacurcio Jr. AKA William Colacurcio Jr., Justin Schmidt
Property Location: 1007 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08178-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

ITEM 30 – Docket Number: 021-14

Applicant or Agent: 526-526 1/2 Bourbon Street LLC, Justin Schmidt
Property Location: 526 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., St. Louis St., Toulouse St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 62
Proposed Use: T-Shirt Shop **Lot Number:** 17

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08868-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.

ITEM 31 – Docket Number: 022-14

Applicant or Agent: Sa Mintz, LLC, Justin Schmidt
Property Location: 434 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Conti St., St. Louis St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 63
Proposed Use: T-Shirt Shop **Lot Number:** 12

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08861-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.

ITEM 32 – Docket Number: 023-14

Applicant or Agent: 535-37 Decatur LLC, Justin Schmidt
Property Location: 535 Decatur Street **Zip:** 70130
Bounding Streets: Decatur St., Toulouse St., Chartres St., & St. Louis St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 27
Proposed Use: T-Shirt Shop **Lot Number:** 77

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the September 30, 2013 determination that he is operating a T-Shirt/Souvenir Shop in violation of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

ITEM 33 – Docket Number: 024-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 609 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request: This is an appeal of the Director of the Department of Safety and Permits regarding the Complaint 13-04858-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

ITEM 34 – Docket Number: 025-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 611 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the Complaint 13-04859-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

ITEM 35 – Docket Number: 026-14

Applicant or Agent: R& M Properties Of Nola LLC, Bonnie Wibel
Property Location: 316-318 S Lopez Street **Zip:** 70119
Bounding Streets: S. Lopez St., Palmyra St., Banks St., & S. Salcedo St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Multi-Family Residence **Square Number:** 655
Proposed Use: Multi-Family Residence **Lot Number:** 13

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a four-plex.